RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

Subscribed and sworn to before me, this 14 day of July 2017.

Notary Public
My commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

BILL GARRETT, Davidson County
Trans: T20170061144 DEEDWARR
Recvd: 07/18/17 09:41 2 pgs
Fees: 13.00 Taxes: 1402.30
20170718-0072006

Address of New Owner:	Send Tax Bills to:	Tax Information
Casey Brent Farris 5825 Fireside Drive Brentwood TN 37027	SAME	160-16-0-018-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Elizabeth Newsom Barnes, Executrix of the Estate of Wilburn Loyd Newsom and Mary Elizabeth Barnes Successor Trustee for The Newsom Family Trust, dated March 15, 2004, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Casey Brent Farris and wife Tammy Jones Farris hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Plan of Hearthstone, Phase 4, of record in Book 5200 Page 547 and 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wilburn L. Newsom and wife, Amber Martin Newsom by deed dated February 26, 1985 from Radnor Homes, Inc., of record in Book 6500 Page 345, Register's Office for Davidson County, Tennessee. Amber Jane Newsom died August 20, 2014 leaving Wilburn L Newsom as the surviving tenant by the entireties. Wilburn Loyd Newsom died testate February 2015 and Last Will and Testament has been duly probated Circuit Court for Davidson County Tennessee File 15P-520 and Mary Elizabeth Newsom Barnes has been appointed Executrix.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Hearthstone, Phase 4 of record in Plat Book 5200 Page 547 and 548, Register's Office for Davidson County, Tennessee. 3) ByLaws of record in Book 7403 Page 568

This property is improved property known as 5825 Fireside Drive, Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of July, 2017.

Estate of Wilburn Loyd Newsom

BY: Mary Elizabeth Newsom Barnes, Executrix
Mary Elizabeth Newsom Barnes, Executrix

The Newsom Family Trust, dated March 15, 2004

BY: Mary Elizabeth Barnes, Successor, Trustee
Mary Elizabeth Barnes, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Mary Elizabeth Newsom Barnes, with whom I am personally acquainted, and who acknowledged herself to be the Executrix of the Estate of Wilburn Loyd Newsom the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Wilburn Loyd Newsom.

Witness my hand and official seal at Brentwood, Tennessee, this 14 day of July, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/18
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Mary Elizabeth Newsom Barnes, with whom I am personally acquainted, and who acknowledged herself to be the Executrix of the Estate of Wilburn Loyd Newsom the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Wilburn Loyd Newsom

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of July, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/18
FILE NO: 10040